

February 2022

All Home Types
Detached
Attached

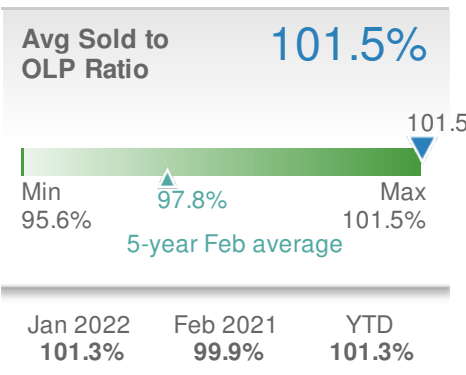
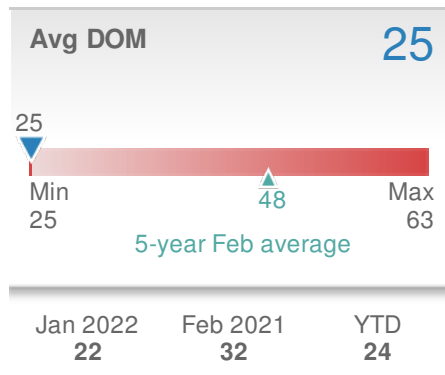
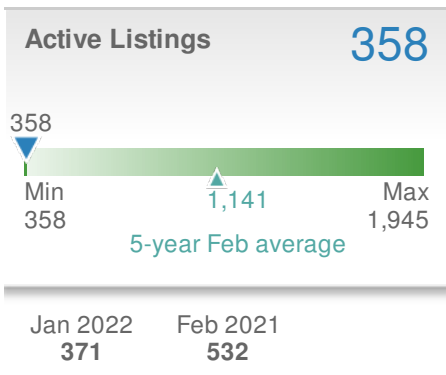
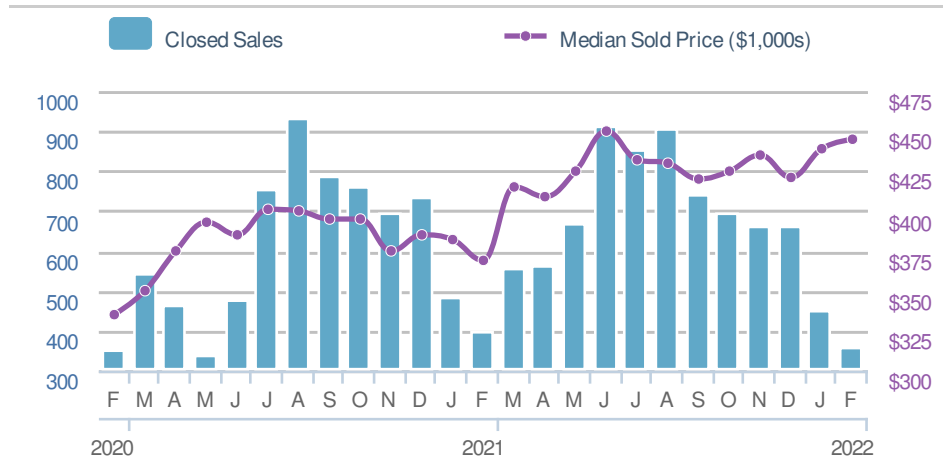
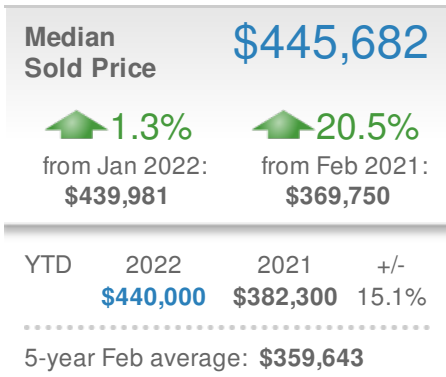
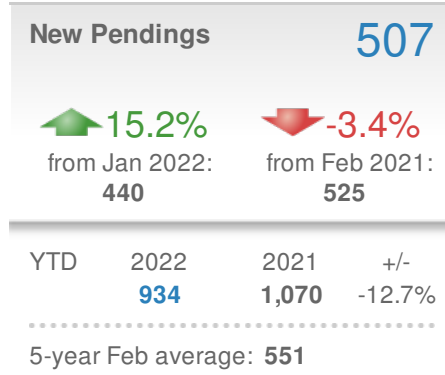
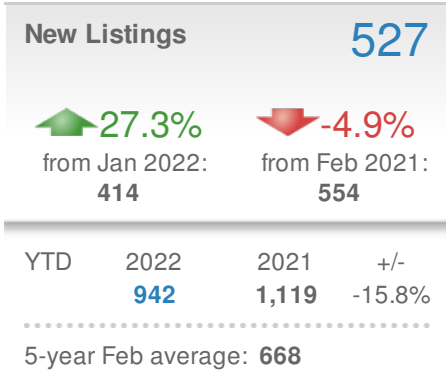
Local Market Insight

Chester County, PA

February 2022

Chester County, PA

Email: info@tcsr.realtor

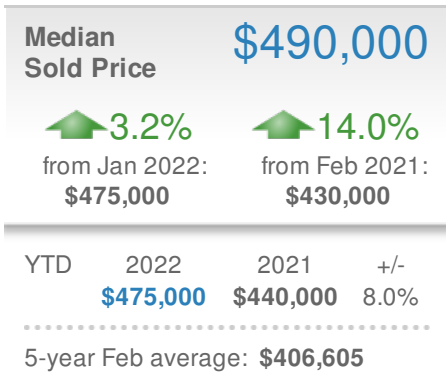
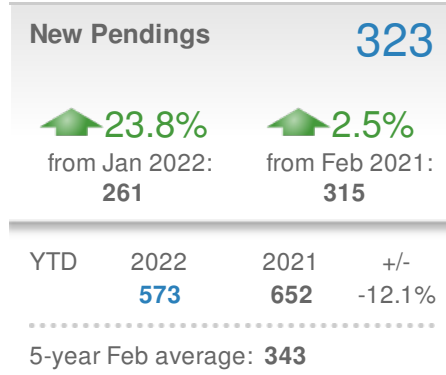
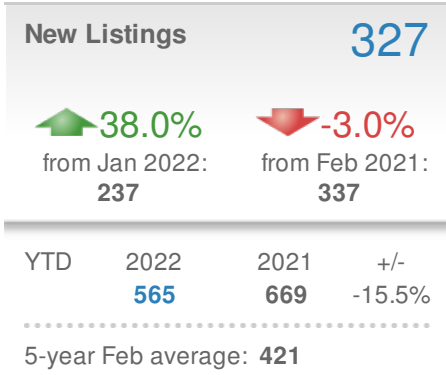


February 2022

Chester County, PA - Detached

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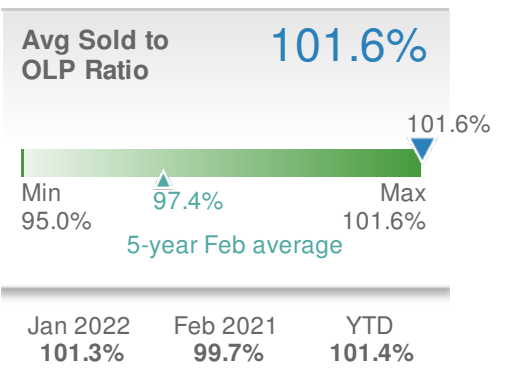
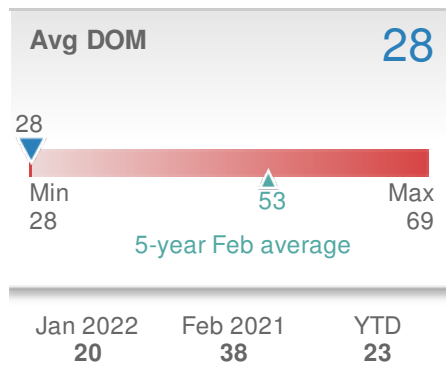
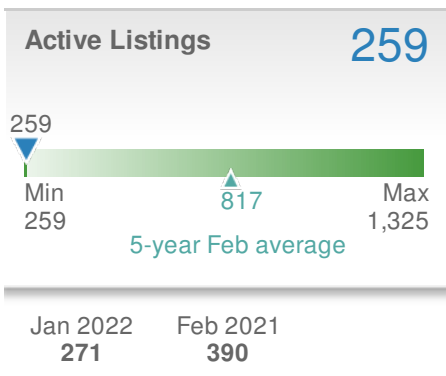
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Summary

In Chester County, PA, the median sold price for Detached properties for February was \$490,000, representing an increase of 3.2% compared to last month and an increase of 14% from Feb 2021. The average days on market for units sold in February was 28 days, 47% below the 5-year February average of 53 days. There was a 23.8% month over month increase in new contract activity with 323 New Pendings; a 15.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 656; and a 4.4% decrease in supply to 259 active units.

This activity resulted in a Contract Ratio of 2.53 pendings per active listing, up from 2.10 in January and an increase from 2.00 in February 2021. The Contract Ratio is 98% higher than the 5-year February average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

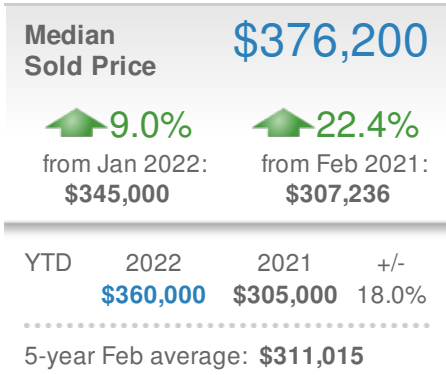
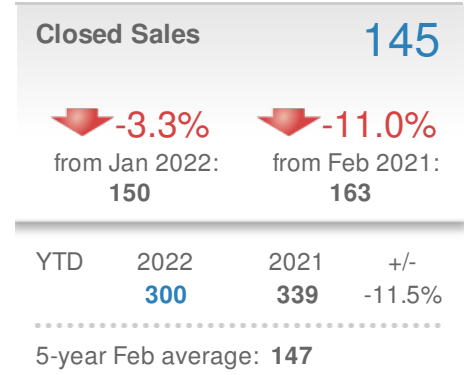
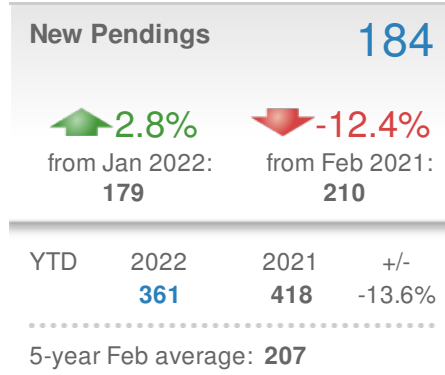
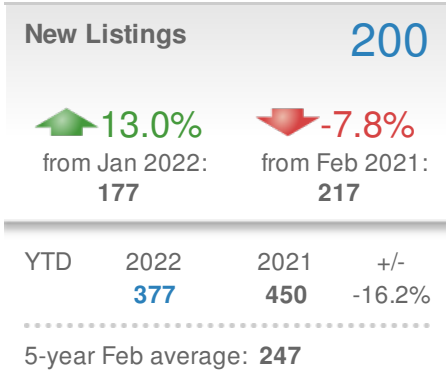


February 2022

Chester County, PA - Attached

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Summary

In Chester County, PA, the median sold price for Attached properties for February was \$376,200, representing an increase of 9% compared to last month and an increase of 22.4% from Feb 2021. The average days on market for units sold in February was 22 days, 48% below the 5-year February average of 42 days. There was a 2.8% month over month increase in new contract activity with 184 New Pendings; an 8.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 426; and a 1% decrease in supply to 99 active units.

This activity resulted in a Contract Ratio of 4.30 pendings per active listing, up from 3.93 in January and an increase from 3.63 in February 2021. The Contract Ratio is 93% higher than the 5-year February average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

